105.0	0002	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,800 /	824,800
					USE VALUE:	824,800 /	824,800
					ASSESSED:	824,800 /	824,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SURABIAN KENNETH Z	
Owner 2:		
Owner 3:		
Street 1:	14 OLD COLONY RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SURABIAN ZAUVEN -
Owner 2:	SURABIAN ELIZABETH -
Street 1:	14 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 11,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 2506 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11000.000	299,300	500	525,000	824,800
Total Card	0.253	299,300	500	525,000	824,800
Total Parcel	0.253	299,300	500	525,000	824,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.13 | /Parcel: 329.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,200	500	11,000.	525,000	824,700	824,700	Year End Roll	12/18/2019
2019	101	FV	241,700	500	11,000.	525,000	767,200	767,200	Year End Roll	1/3/2019
2018	101	FV	243,600	0	11,000.	450,000	693,600	693,600	Year End Roll	12/20/2017
2017	101	FV	243,600	0	11,000.	420,000	663,600	663,600	Year End Roll	1/3/2017
2016	101	FV	243,600	0	11,000.	360,000	603,600	603,600	Year End	1/4/2016
2015	101	FV	242,400	0	11,000.	322,500	564,900	564,900	Year End Roll	12/11/2014
2014	101	FV	242,400	0	11,000.	298,500	540,900	540,900	Year End Roll	12/16/2013
2013	101	FV	242,400	0	11,000.	284,600	527,000	527,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SURABIAN ZAUVEN	528-58		1/11/2008	Family	290,000	No	No		
	528-58		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2016	Meas/Inspect	CC	Chris C
6/5/2009	Measured	189	PATRIOT
10/26/1999	Meas/Inspect	263	PATRIOT
8/20/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11000		Sq. Ft.	Site		0	70.	0.68	4									525,001						525,000	

Total AC/HA: 0.25253 | Total SF/SM: 11000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 525,001 | Spl Credit | Total: 525,000

PRINT

Date	Time
12/10/20	22:53:57

LAST REV

Date	Time
10/09/18	10:17:03

apro

PAT ACCT.

8321

User Acct

67439

GIS Ref

GIS Ref

Insp Date

09/27/16

!8321!

USER DEFINED

Prior Id # 1:	67439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	128.814
Other Features:	83379
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367664
Depreciation:	68385
Depreciated Total:	299278

COMMENTS

22 223234 648-7647, FRPL IN YARD, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

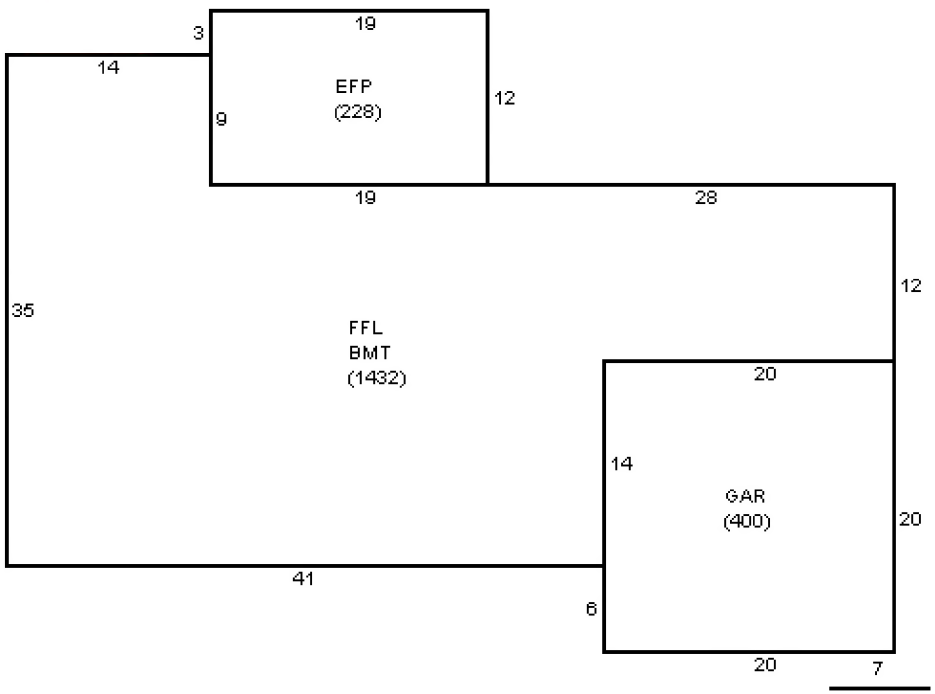
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,432	57.480	82,316
FFL	First Floor	1,432	128.810	184,462
GAR	Garage	400	21.340	8,537
EFP	Enclos Porch	228	39.340	8,969
	Net Sketched Area:	3,492	Total:	284,284
Size Ad	1432	Gross Are	3492	FinArea 2506

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.81
Special Features:	0	Val/Su Net:	85.71
Final Total:	299300	Val/Su SzAd	209.01

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500